



**TOWN OF SHERMAN**  
Planning & Zoning Commission  
**REGULAR MONTHLY MEETING MINUTES**  
November 6, 2014, 7:00 pm  
Mallory Town Hall

FINAL

**Members Present:** J. Burruano, N. Volkmar, T. Hollander, P. Voorhees, J. Finch, M. Sichel, M. Lee, and Alternates M. Edmond, and W. Knaak

**Also Present:** First Selectman C. Cope, Town Attorney J Sienkiewicz, ZEO, R. Cooper and Administrative Clerk, C. Branson

**Call to Order**

**Chair, J. Burruano Called the Meeting to Order at 7:01 p.m.**

**New Business-**

**Happy Acres Farm- CT. General Statute, Section 8-24 Referral Request and Lease Agreement**

Chairman Burruano read the Happy Acres Farm 8-24 Referral Request into record, dated October 31, 2014 received from First Selectman C. Cope. The BoS is seeking the Commission's approval of the 8-24 Request in accordance with CT State Statutes . The lease proposal is for a term of five years with the option to renew for two additional five year terms. The proposed tenants will continue to raise grass fed beef as well as implementing other livestock and agricultural aspects. The Commission discussed the terms and conditions of the lease with the First Selectman and Town Attorney.

**Commissioner J. Finch Moved to Accept** the 8-24 Referral Request for Full Circle, LLC proposed tenant farmer at Happy Acres Farm.

**Seconded by:** T. Hollander      **Vote: For: Unanimous**

**Old Business-**

**Happy Acres Farm- CT. General Statute, Section 8-24 Referral Request and Lease Agreement**

The Commission discussed the tenant proposal in relation to the P.O.C.D. The Commission determined the proposal meets agricultural aspects for farming. First Selectman Cope informed the Commission of two upcoming informational forums where Full Circle Farming, LLC will be present their farming proposal to the Public. The forums will be at the ESF building Saturday 1:00 pm, November 8th and again on Friday 7:00 pm, November 14th. A Town Meeting is scheduled for Saturday November 22nd at 10:00 am to move the question to a referendum on, Saturday, December 6th from 8:00 am to 8:00 pm also at the ESF building. The Commission reminded the First Selectman that any non agricultural activities will require a Special Permit, as explained in correspondence sent to the BoS last month.

**Commissioner N. Volkmar Moved to Approve** the 8-24 Referral Request for Full Circle, LLC proposed tenant farmer proposal at Happy Acres Farm.

**Seconded by:** M. Lee      **Vote: For: Unanimous**

**Approval of Minutes-**

Commissioner M. Lee Moved to Approve the Minutes of Regular Monthly Meeting of October 2, 2014 as written.

Seconded by: T. Hollander      Vote: For: Unanimous

Commissioner T. Hollander Moved to Approve the Minutes of Special Meeting of October 16, 2014 as written.

Seconded by: M. Lee      Vote: For: Unanimous

**Approval of 2015 Schedule of Meetings-**

Commissioner N. Volkmar Moved to Approve the 2015 Schedule of Meetings as presented.

Seconded by: J. Finch      Vote: For: Unanimous

**Correspondence-**

Commissioner Marian Edmonds submitted her resignation effective immediately, she will be moving out of the state and will no longer be able to serve on the Commission.

**Zoning Enforcement Officer's Report- October 2014**

Zoning Enforcement Officer, R. Cooper presented the October 2014 report to the Commission. Four Applications have been approved. Eleven Statements of Intent have been approved. No applications were denied this month. Twelve applications are in the review process. The Commission discussed details of two ongoing cases.

Commissioner P. Voorhees Moved to Approve the October 2014 Zoning Enforcement Officer's Report as presented.

Seconded by: N. Volkmar      Vote: For: Unanimous

**Chairman's Report-**

Chairman J. Burruano notified the Commission three Regulations have been sent to the Land Use Attorney for additional review before they are brought to a Public Hearing. Mrs. Burruano requested the Commission continue review of Regulation for future discussion.

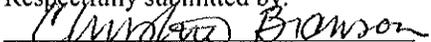
**Appointment of Nominating Committee-**

Chairman J. Burruano appointed Commissioners T. Hollander, P. Voorhees and M. Sichel Nominating Committee. The Committee will recommend candidates for the Officers positions at the January 15th 2015 Meeting.

**Adjournment:**

Commissioner N. Volkmar Moved to Adjourn the Meeting at 8:55 pm.

Respectfully submitted by:

  
Christine Branson  
November 13, 2014

**\*APPROVED AS WRITTEN AT THE DECEMBER 4, 2014 REGULAR MEETING**